

## Contact Information

## Tenant Information:

Name(s): Thu Thanh Tran NgoUnit Address: 1845 POGGI ST APT # D226 ALAMEDA, CA 94501

Phone:

Email:

## Landlord Information:

Name(s): Shahzad RaufiUnit Address: 1825 Poggi st Alameda, CA 94501Phone: (510) 522-6364 Email: vucalamedaMGR@pinnacleliving.co

## Rent Increase Information

## 1. What is the requested rent increase?

Current monthly rent: \$ 1185 (Value A)Monthly amount of rent  
with the requested increase: \$ 1,363 (Value B)

Amount of rent increase:

\$ 118 (Value C) 9.94 %

Value B - Value A    Value C + Value A

## 2. Are there different rent increase rates for month-to-month vs. one-year lease options?



No



Yes, Month-to-month

One-year lease

Rent increase offer: \$ \_\_\_\_\_

Rent increase offer:

\$ \_\_\_\_\_

3. What date was the notice served on the tenant? 06 / 15 / 2018  
Month/Day/Year4. What is the effective date of the rent increase? 09 / 01 / 2018  
Month/Day/Year5. How was the rent increase notice served? In-Person \_\_\_\_\_ Post & Mail ☒  
Other (please specify) \_\_\_\_\_

## Rent History

6. Is the current tenancy under a lease (or other written rental agreement) or a month-to-month agreement?

☐ Lease ☒ Month-to-month

7. What was the start date of the tenancy? 09 / 01 / 2013 Total years of residency 4+ years

8. Rent Increase History

Rent Increase Effective Date	Rent Increased From (Value D)	Rent Increased To (Value E)	Increase Amount (Value F) Value E - Value D	Increase Percentage Value F ÷ Value D
<u>09 / 01 / 15</u>	\$ <u>975.00</u>	\$ <u>1,075.00</u>	\$ <u>100.00</u>	<u>10.25</u> %
<u>09 / 01 / 16</u>	\$ <u>1,075.00</u>	\$ <u>1,128.75</u>	\$ <u>53.75</u>	<u>5.00</u> %
<u>09 / 01 / 17</u>	\$ <u>1,128.75</u>	\$ <u>1,185.15</u>	\$ <u>56.4</u>	<u>5.00</u> %
<u>  </u> / <u>  </u> / <u>  </u>	\$ <u>  </u>	\$ <u>  </u>	\$ <u>  </u>	<u>  </u> %

## Property Information

9. Do you receive ~~Section 8~~ Housing Choice Voucher rental assistance?

10. In the past 12 months, has the building changed ownership?

☐ No ☒ Yes ☐ I don't know

11. Is the unit any one of the following: a) a single-family home (built anytime), b) a condominium (built anytime), or c) a unit in a multi-unit building that was built after February 1995?

☒ No ☐ Yes

12. Number of units in building 186 Stories 3

13. Unit details:

- Number of bedrooms 1 Bathrooms 1
- Current number of occupants: Age 0-17 1 Age 18-61 2 Age 62+

14. Please check any housing services offered at the unit:

- Gas ☒ Water ☒ Electricity ☒ Garbage ☒ Recycling ☒ Pet rent ☒
- Off street parking ☒ Garage parking ☒ Elevator ☐ Building security ☒
- Pool ☒ Furnished ☐ Other: Gym

15. Are there any housing services that were included in the rent before the rent increase, but are now being charged separately from the rent amount?

☒ No ☐ Yes, (please specify)



**Rent Increase Response**

16. What is the maximum amount of a rent increase that you believe is reasonable for your unit?

\$ 1,244.41 (total monthly amount)

17. Please provide a written statement (as an attachment to this form) explaining your perspective on the rent increase amount. You are highly encouraged to submit supportive documentation to substantiate your statements.

**Factors considered by the RRAC may include, but are not limited to:**

- The frequency, amount and the presence or absence of prior rent increases
- The landlord's costs of operation
- Any change in housing services (as defined in section 6-58.15.M, AMC) since the last rent increase
- The financial impact on the tenant
- The landlord's interest in earning a just and reasonable rate of return

For more information on the review process, visit [www.alamedarentprogram.org/about-rrac](http://www.alamedarentprogram.org/about-rrac).

**Mediation Request**

18. Would you like to schedule private mediation for this rent increase?

(This service is provided free of charge.)


☒ No ☐ Yes

**Declaration**

I declare (or certify) under penalty of perjury under the laws of the State of California that:

1. The information in this form is true and correct to the best of my knowledge and belief.
2. All attachments I have included herewith are either the originals or true and correct copies of the originals.
3. This declaration (certification) was executed on July 25<sup>th</sup>, 20 18  
at Alameda, California.

Tha Thanh Tran Ngo  
Print Name (Tenant)

  
Signature (Tenant)

Just like the previous years, an increase of 5% per year on rent is justifiable. Although the change of management has brought in a variety of aesthetic improvements over the course of a few months, they are not necessary. The reasoning for that is because it does not affect my unit. They did open a gym and renovated the swimming pool but those services does not need to be utilized. A 9.94% increase on rent is exponential, however decreasing it to a reasonable 5% will fit.